



Town of Merrimack, New Hampshire

Community Development Department
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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, MARCH 7, 2023 MATTHEW THORNTON ROOM 6:30 P.M.

(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)

1. Call to Order
2. Planning & Zoning Administrator's Report
3. **Consent Agenda**
 - a. [Extension request: Commerce Park Access Road Site Plan \(#PB2021-29\)](#)
 - b. [Extension request: Twin Bridge Apartments \(#PB2022-25\)](#)
4. **As Life Goes On, LLC (applicant) and Gordon House Assisted Living Residence (owners) – [Continued review for consideration of final approval for an amendment to a conditionally approved site plan to raze and rebuild a portion of the existing building to convert it to a 24 bed assisted living facility.](#)** The parcel is located at 585 Daniel Webster Highway in the C-1 (Limited Commercial), R-4 (Residential), Aquifer Conservation, and Elderly Housing Overlay Districts. [Tax Map 6D-1, Lot 46](#). Case #PB2020-27. *This item is continued from the December 6, 2022, January 3 and February 7, 2023 Planning Board Meetings.*
5. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners) – [Continued review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit, calling for the replacement of 93,720 s.f. of office space, 37,400 s.f. of retail, 15,800 s.f. of restaurant space and a 5,000 s.f. event center as part of Phase II with 208 multi-family residential units, 5,000 s.f. of office space, 6,500 s.f. of retail space, 8,000 s.f. of restaurant space and a reduction of the 120-room hotel approved as part of Phase I to 100 rooms.](#)** The parcels are located at 1, 2, 3 and 4 Lexington Court in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 3C, Lots 191-2U1-2U4](#). Case # PB2023-05. *This item is continued from the January 17 and February 7, 2023 Planning Board Meetings.*
6. **Mast Road, LLC (applicant/owner) – [Review for consideration of a waiver of full site plan to permit a Contractor's Yard.](#)** The parcel is located at Crow's Nest Circle, [Tax Map 2D, Lot 21-02](#). Case # PB2023-09.
7. **Jessica Rork (applicant/owner) – [Review for consideration of a Conditional Use Permit under Section 2.02.1.A.2.f of the Zoning Ordinance to permit a "Family Childcare Home" \(as defined by NH State requirements\) Home Occupation.](#)** The parcel is located at 18 Old Kings Highway in the R-1 (Residential by Soils) District. [Tax Map 3B, Lot 216](#). Case #PB2023-10

8. Fraser Square Realty, LLC (applicant/owner) – [Review for consideration of a waiver of full site plan to convert an existing mixed use \(2 approved units of residential and commercial\) property into 6 multi-family residential units.](#) The parcel is located at 2 Railroad Avenue in the C-2 (General Commercial), I-1 (Industrial), Aquifer Conservation, Elderly Housing Overlay, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 79](#). Case # PB2023-11

9. Discussion/possible action regarding other items of concern

10. Approval of Minutes — February 21, 2023

11. Adjourn

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: March 6, 2023)